



16

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *sb*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 2, 2019

SUBJECT: DR19-98 (DR18-186-A), VAL VISTA & QUEEN CREEK RETAIL

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for a commercial use on the subject site to serve the local community.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-98 (DR18-186-A), Val Vista & Queen Creek Retail: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT

Company: Diversified Partners
Name: Alexandra Schuchter
Address: 7500 E. McDonald Dr., Ste. 100A
Scottsdale, AZ 85250
Phone: (480) 205-9625
Email: alexandra@dpcrc.com

OWNER

Company: Diversified Partners
Name: Walt Brown Jr.
Address: 7500 E. McDonald Dr.
Ste. 100A Scottsdale, AZ 85250
Phone: (480) 383-8190
Email: walt@dpcrc.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|--------------------------|--|
| <i>June 24, 2002</i> | Town Council approved Z00-28, San Tan Estates PAD, Ordinance No.1403. |
| <i>February 15, 2005</i> | Town Council approved Z04-19, a modification to San Tan Estates PAD, Ordinance No. 1629. |
| <i>March 24, 2011</i> | Town Council approved Z11-01, a modification to San Tan Estates in Ordinance No. 2321. |
| <i>June 3, 2015</i> | Planning Commission recommended approval of Z15-08 and approved UP15-07 subject to conditions. |
| <i>June 25, 2015</i> | Town Council approved Z15-08 DeRito Spectrum Planned Area Development Ordinance No. 2542. |
| <i>March 24, 2016</i> | Town Council approved rezoning for Z15-24 Spectrum Care Ordinance No. 2575. |
| <i>May 12, 2016</i> | Design Review Board approved DR16-03 Spectrum Care (The Enclave at Gilbert Senior Living). |
| <i>February 6, 2019</i> | Design Review Board approved DR18-186 Val Vista and Queen Creek Retail. |

Overview

In February of 2019, the Design Review Board approved an 8,000 sf pad with a drive-through intended for retail and restaurant uses. Of the total area proposed, approximately 6,000 sf of the building area was the principle structure with the remaining 2,000 sq. ft. proposed to be patio space. The applicant has proposed to modify the original approval to create two (2) separate single story pads as opposed to the original single pad. The subject site is approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive and is zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

The subject site is part of an existing master site plan, which includes approved Design Guidelines for the subject site to create a cohesive twenty (20) acre campus.

Surrounding Land Use & Zoning Designations:

| | Existing Land Use Classification | Existing Zoning | Existing Use |
|-------|---|--|---|
| North | Residential >2-3.5 DU/Acre | Single Family-35 (SF-35) | Queen Creek Road then Vacant |
| South | Shopping Center (SC) | Shopping Center (SC) PAD | The Enclave at Gilbert Senior Living |
| East | Public Facilities/Institutional (PF/I) | Public Facilities/Institutional (PF/I) | Key Biscayne Dr. then Perry High School |
| West | Shopping Center (SC) | Shopping Center (SC) PAD | Vacant (previously approved CST/Valero) |

| | | | |
|------|----------------------|-----------------------------|--------|
| Site | Shopping Center (SC) | Shopping Center (SC) PAD | Vacant |
|------|----------------------|-----------------------------|--------|

Project Data Table

| Site Development Regulations | Required per LDC and Ordinance No. 2575 | Proposed (Lot 6) |
|---|---|--|
| Building Area | - | 6, 000 sf Pad-A 2, 000 sf Pad-B |
| Maximum Building Height (ft.)/(Stories) | 35'/3 Stories | 24'-3" (Top of Parapet) Pad-A 28'-3" (Top of Roof) 22' (Top of Parapet) Pad-B 28' (Top of Roof) |
| Minimum Building Setback (ft.) | | |
| Front | to Queen Creek – 25' | 25' applicable to Lots 5 & 6 |
| Side (Street) | to Key Biscayne and Val Vista – 20' | 20' applicable to all Lots |
| Rear (Residential) | to Chestnut (Val Vista to Vintage at Legend Ridge entrance) – 75' | 75' applicable to Lots 1 & 2 (0' internal* Lot 6) |
| Separation Between Buildings (ft.) | 1-story 15' 2-story 20' 3 -story 20' | 1-story 15' 2-story 20' 3 -story 20' |
| Minimum Required Perimeter Landscape Area (ft.) | | |
| Front | 25' | 25' applicable to Lots 5 & 6 |
| Side (Street) | 20' | 20' applicable to all Lots |
| Rear (Residential) | 35' | 35' applicable to Lots 1 & 2 (0' internal* Lot 6) |
| Landscaping (% of net lot area) | 15% | 25% |
| Off-Street Parking and Loading | 1/250 sf - 32 Spaces | 81 Spaces |

* may be reduced internal to site in conformance with LDC Section 2.304.E.

DISCUSSION

Site

The subject site includes two (2) single story pads, both with a drive through and intended for restaurant and retail uses. Pad-A is a 6,000 sf shell building divided into four (4) separate suites located on the northeastern portion of the site. Pad-B is a 2,000 sf building located on the northwestern portion of the site. There are two (2) points of access, one off Key Biscayne Drive and the second off the internal drive located on the western portion of the site. The parking is concentrated on the southern portion with a few stalls abutting the two (2) pads.

From the original approval DR18-186, many of the elements of the original site plan have remained such as the two (2) points of access and the parking lot to the south. The northern portion of the site has been reconfigured to accommodate two (2) buildings as opposed to the original one (1) building. The modifications include the following: the relocation of the sixteen (16) parking stalls;

the addition of the Pad-B building with drive-through; the size reduction of Pad-A, which primarily consists of the removal of the two (2) patio spaces; and the addition of five (5) parking stalls on the east side of Pad-B and eight (8) parking stalls on the west side of Pad-A.

Landscape

The right-of-way streetscape was installed with Phase I. The proposed landscape blends with the existing streetscape and exceeds the landscape percentage requirements. The tree palette contains a combination of Chinese Elm, Sissoo Tree, Sweet Acacia, Texas Mountain Laurel, and Live Oak. A variety of accent and ground cover plants are proposed, some of which include Baja Ruellia, Red Yucca, and Torch Glow Bougainvillea. A combination of Live Oak and Mexican Bird of Paradise has been applied on the southern border, providing additional screening to the residents in the adjacent congregate care facility. The landscape plan is similar to the original approval; adjustments have only been made on the northern portion of the subject site to accommodate the new building.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division and has not been greatly modified from the original approval. On-site retention will be provided in the form of underground retention basins.

Elevations, Floor Plan, Colors and Materials

The primary building materials are consistent with the approved Design Guidelines. Both Pad-A and Pad-B are very similar in design and are consistent with the DR18-186 approved elevations. The buildings will be smooth stucco painted in a range of earth toned colors. For accent materials, the buildings utilize stone veneer, Spanish Red roof tiles, and aluminum trim. Although the tile roofing is not specified in the Design Guidelines, it matches the approved material palette for the care facility to the south and its use is encouraged.

Lighting

There are three (3) lighting types proposed: parking lot, wall mounted and decorative wall sconce. The proposed site lighting has not been greatly modified from the original approval. The on-site lighting is also responsible for illuminating half of the adjacent private internal streets within the greater site area. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval and must comply with DR17-1012, the Comprehensive Sign Plan for the Enclave at Gilbert. The signage shown is for reference only.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-98 (DR18-186-A), Val Vista & Queen Creek Retail: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and

materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the October 2, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Respectfully submitted,



Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan
- 5) Originally Approved Site Plan DR18-186 (for reference only)
- 6) Landscape
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plans
- 11) Lighting

**FINDINGS OF FACT
DR19-98 (DR18-186-A), Val Vista & Queen Creek Retail**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, October 2, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

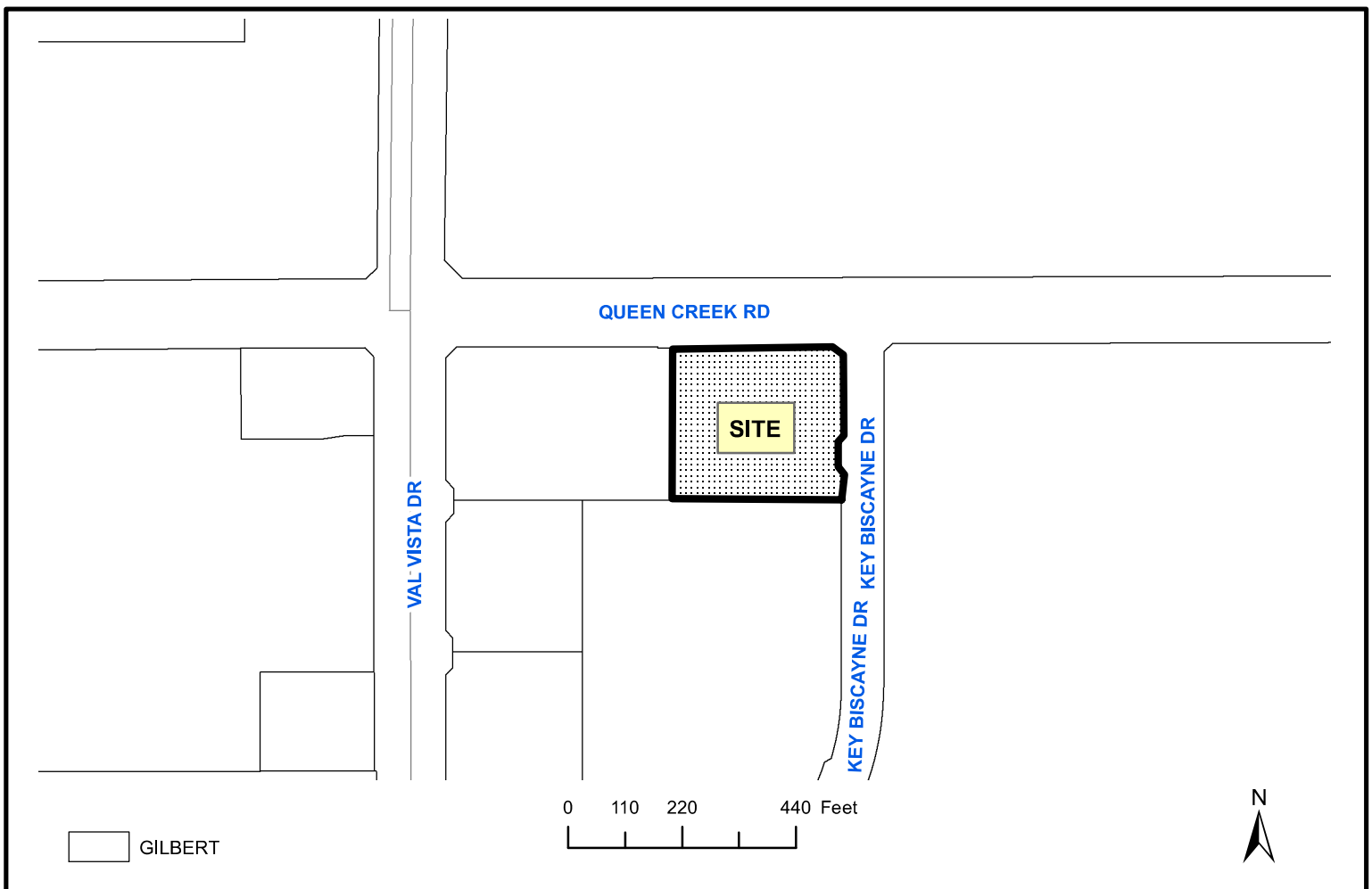
***Call Planning Division to verify date
and time: (480) 503-6721**

*The application is available for public review at Town of Gilbert Development Services Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

REQUESTED ACTION:

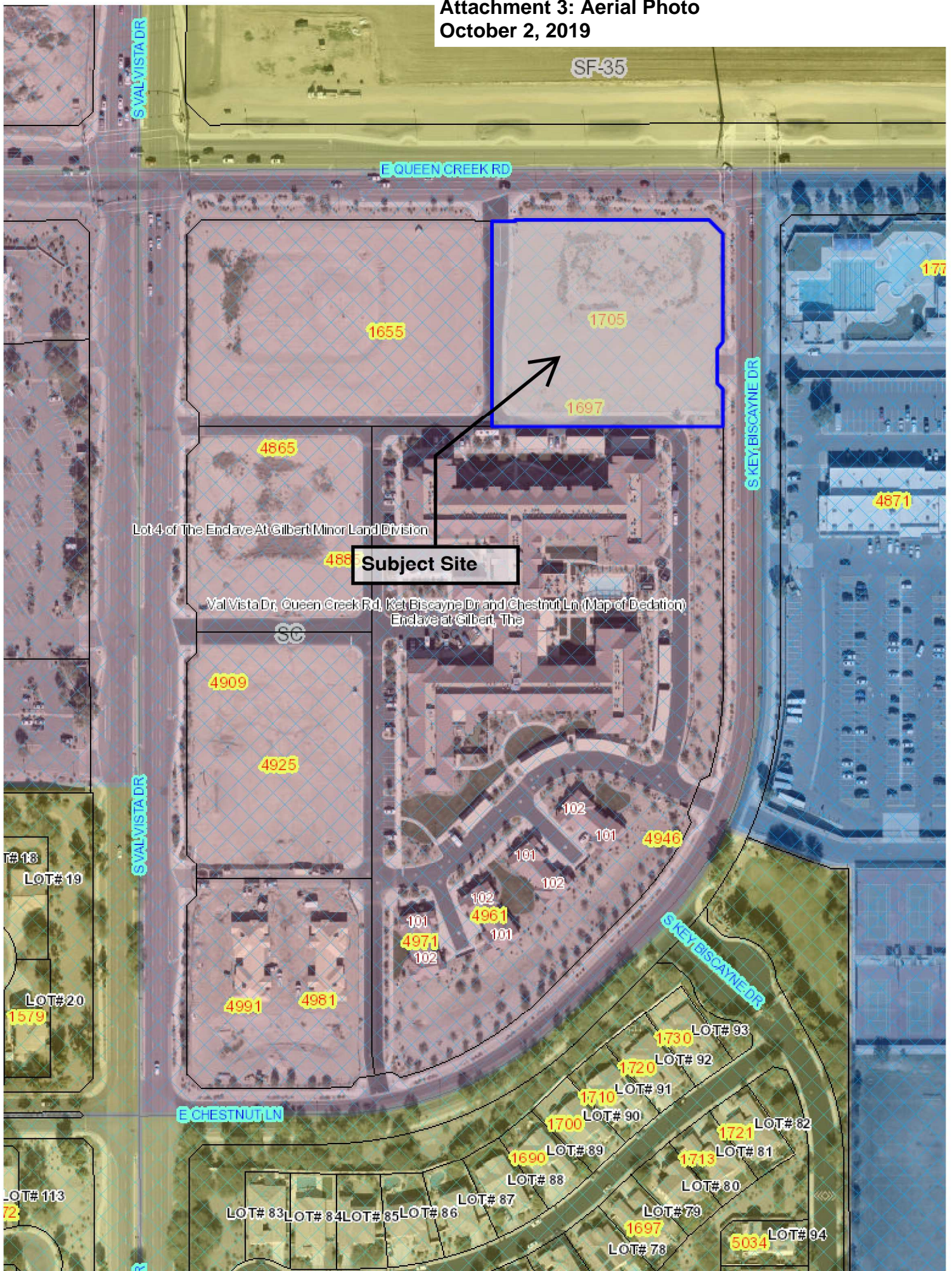
DR18-186-A VAL VISTA & QUEEN CREEK RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: Diversified Partners
CONTACT: Alexandra Schuchter
ADDRESS: 7500 E. McDonald Dr., #100A
Scottsdale, AZ 85250**

**TELEPHONE: (480) 205-9625
E-MAIL: alexandra@dpcrc.com**



DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail

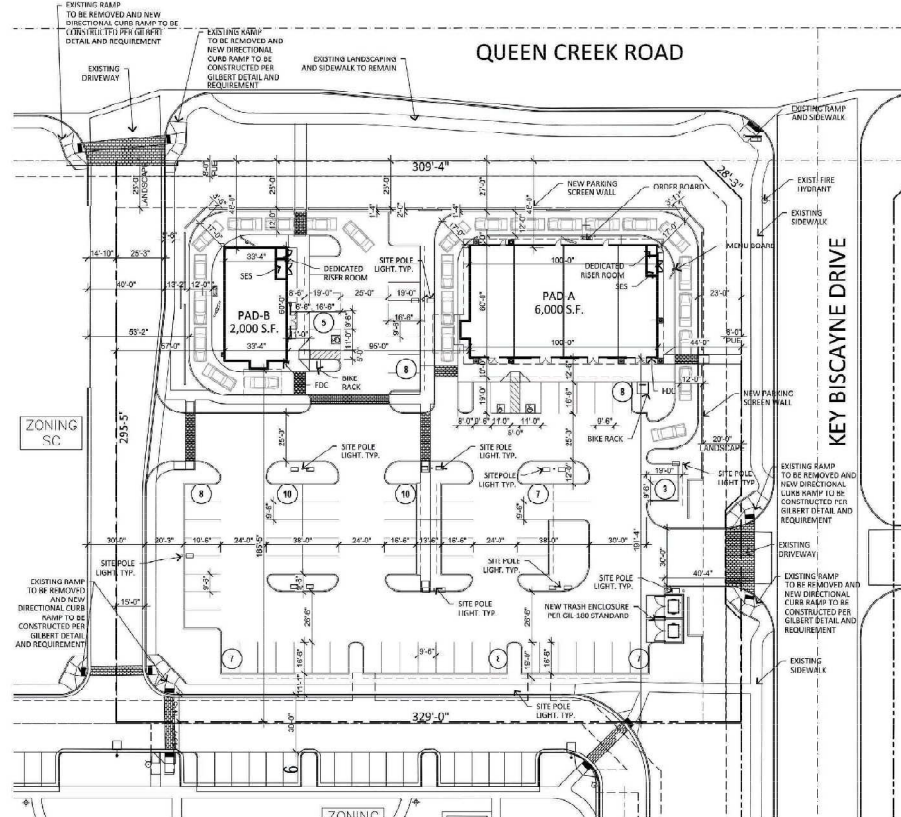
Attachment 4: Site Plan

October 2, 2019

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11TH 2004

- ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6" MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
 - A FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR.
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED BY THE PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER.
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING.
 - OR ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR.
- ALL PRE-EXISTING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
 - HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS, CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22A OF ULC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 12'.
- LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOHMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

NOTE:
1) ALL RAMPES SHALL BE 80% 20% AND STANDARD 30' ALL.
2) ALL UTILITY ENCLOSURES TO BE OF DECORATIVE FINISH FOR THE APPROVED SITE DESIGN. (SEE CIVIL DRAWINGS FOR DETAIL).
3) ALL EXISTING CURBS AND RAMPES IF REQUIRED MUST BE REPAIRED AND MADE COMPLIANT WITH FEDERAL PUBLIC ROW ACCESSIBILITY GUIDELINES (IF IN ROW) OR 2010 STANDARD (ON PRIVATE PROPERTY).



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E MAIL: nfeaser@rkaa.com

CIVIL ENGINEER:
LARSON ENGINEERING, INC
6380 E. THOMAS ROAD, SUITE 300
SCOTTSDALE, AZ 85251
CONTACT: MICHAEL WAREHA
PHONE: (480) 358-8352
E-MAIL: mhwareh@larsonengr.com

M E AND P ENGINEERS:
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8100 E. INDIAN SCHOOL RD., SUITE 205
SCOTTSDALE, AZ 85251
CONTACT: GILBERT HERNANDEZ
PHONE (480) 361-6269
E MAIL ghernandez@abceng.net

LANDSCAPE:
T.J. MCQUEEN & ASSOCIATES, INC.
8433 EAST CHOLLA STREET, SUITE 101
SCOTTSDALE, AZ 85260
CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
E MAIL: timmqueen@tjmla.net

SITE DATA

EXISTING ZONING: SC
PARCEL NUMBER (APN): 304-75-978 (LOT 6)
NET SITE AREA (PER ASSESSOR): 2.12 ACRES (96,681 S.F.)

PROPOSED USE: RESTAURANT / RETAIL

BUILDING AREA:
PAD-A: 6,000 S.F.
PAD-B: 2,000 S.F.
TOTAL AREA: 8,000 S.F.

SITE COVERAGE: 8.2 %

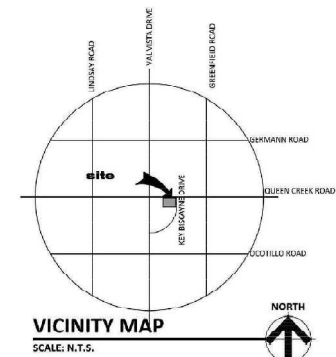
TOTAL PARKING REQUIRED: (SC ZONING - 1/250)
RESTAURANT : 8,000/250 32 SPACES

TOTAL PARKING REQUIRED 32 SPACES

TOTAL PARKING PROVIDED: 81 SPACES

ACCESSIBLE SPACES REQUIRED: 4 SPACES
ACCESSIBLE SPACES PROVIDED: 4 SPACES

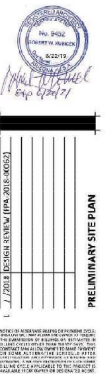
BIKE PARKING REQUIRED : 1/10 CARS 4 NO.
BIKE PARKING PROVIDED: 4 NO.



VICINITY MAP
SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

IRKAA
ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016



VAL VISTA AND QUEEN CREEK LOT #6

SAC OF QUEEN CREEK RD AND KEY BISCAVINE DR
1/15
GILBERT, ARIZONA

design by: —
drawn by: —
checked by: —

SP-1
project: 18141

PDR-2018-00186 08-21-19

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTE
MARCH 11TH 2004

FULL SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.

a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET

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c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.

ARCHITECT:
RCAA ARCHITECTS, INC.
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E-MAIL: nfeaser@rcaa.com

M E AND P ENGINEERS:
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2213 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-1900
BKAA.com

[illegible][illegible]

VAL VISTA AND QUEEN CREEK LOT #6

SWC OF QUEEN CREEK RD AND KEY BISCAIYNE DR
1705 E. QUEEN CREEK ROAD
GILBERT, ARIZONA

COMPANY SEAL AND SIGNATURE REQUIRED. THIS
COMPANY SEAL IS REQUIRED FOR ALL PROJECTS. IT IS THE
PROPERTY OF THE COMPANY AND MUST BE KEPT IN THE
PROJECT FOLDER. IT IS THE PROPERTY OF THE
COMPANY AND MUST BE KEPT IN THE
PROJECT FOLDER.

design by: --
drawn by: --
checked by: --

SP-1
project: 18141



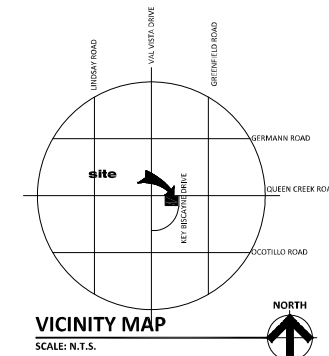
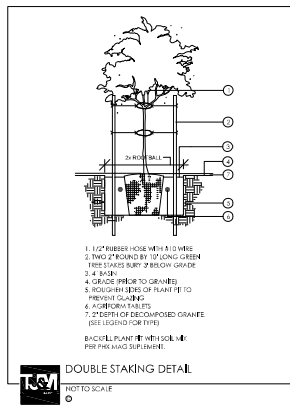
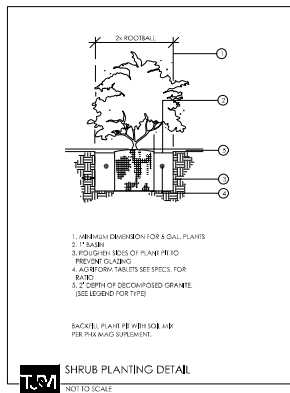
SCALE: 1" = 30'-0"

VICINITY MAP
SCALE: N.T.S.

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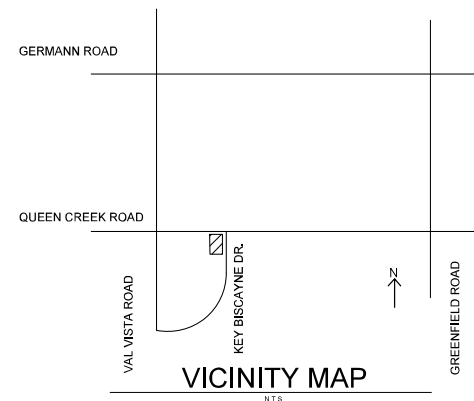
PDR-2018-00186

IRKAA
ARCHITECTS INC.
1000 PENNSYLVANIA ROAD, PHILADELPHIA, PENNSYLVANIA 19104
610-255-3900
IRKAA.com



THESE PROPOSED RIGHTS IN THESE PLANS, THESE PLANS ARE NOT TO BE USED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED OR IN ANY MANNER USED TO BE ASSIGNED OR USED TO BE ASSIGNED.

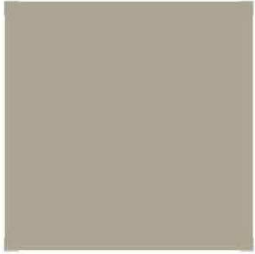
design by:
drawn by:
checked by:



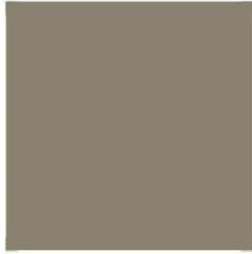
| | |
|-------------|------------|
| GROSS AREA: | 108,943 SF |
| NET AREA: | 96,679 SF |

SWC OF QUEEN CREEK RD AND KEY BISCAVNE DR
1705 E. QUEEN CREEK ROAD
GILBERT ARIZONA

design by: —
drawn by: —
checked by: —
C1
project: 18141



A **PAINT:**
MFG: DUNN EDWARDS
COLOR: GRAY AREA (SW7052)



B **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: HARDWARE (SW6172)



C **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: CARGO PANTS (SW7738)



D **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: URBANE BRONZE (SW7048)



E **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: HOPSACK (SW6109)



F **PAINT:**
MFG: SHERWIN-WILLIAMS
COLOR: HOMESTEAD BROWN (SW7515)



G **ALUMINUM STOREFRONT:**
MANUF: KAWNEER
FINISH: CLEAR ANODIZED



H **TILE ROOF:**
MANUF: BCRAL ROOFING
SPEC: MISSION "S"
COLOR: SPANISH RED-SLURRY

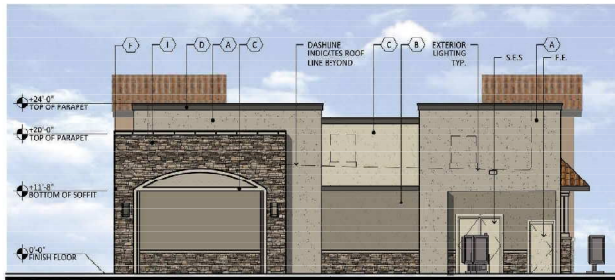


I **STONE VENEER:**
MANUF: CORAL CULTURED STONE
SPEC: SOUTHERN LEDGESTONE
COLOR: CHARDONNAY



J **METAL ROOF:**
MANUF: KYNAR 500
COLOR: MEDIUM BRONZE

DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail
Attachment 9: Elevations
October 2, 2019



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

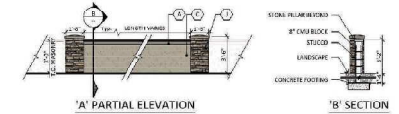


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

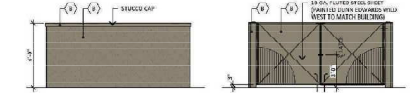
COLOR AND FINISH LEGEND

| | |
|---|---|
| A PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) | E PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) |
| B PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) | F PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) |
| C PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) | G PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) |
| D PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) | H PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) |
| E PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) | I PAINT: SFC: SHERRILL-EDWARDS COLOR: GRAY AREA (EW7033) |



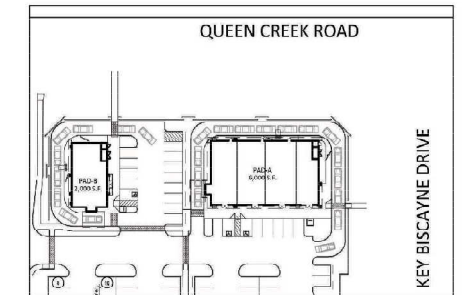
SCREENING WALL

SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



KEY MAP

SCALE: N.T.S.



SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 08-22-2019 (PRELIMINARY)



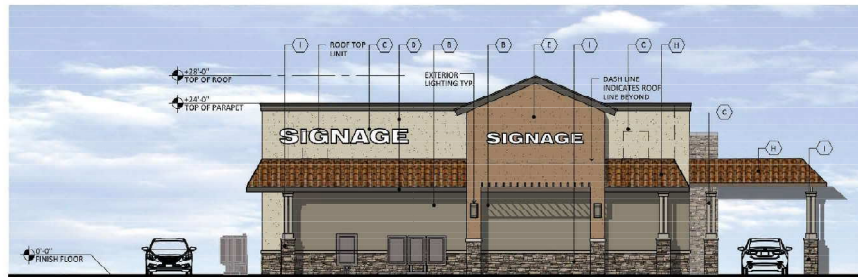
EL-1
PAD-A
RKAA# 18141.50





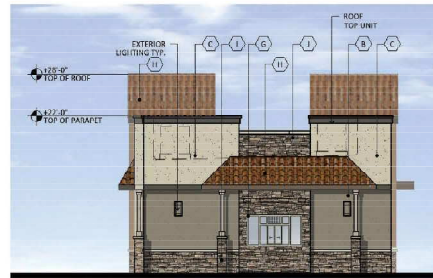
EAST ELEVATION

SCALE: 1/8" = 1'-0"



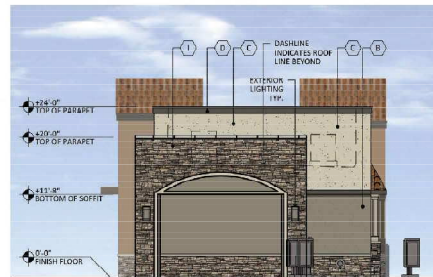
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

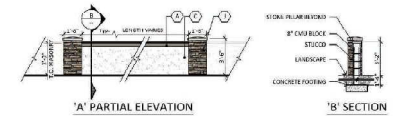


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

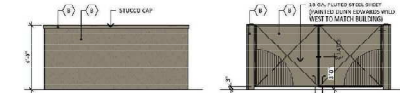
COLOR AND FINISH LEGEND

| | |
|---|---|
| A PAINT: SFG: SHERRIN EDWARDS COLOR: GRAY AREA (EW7053) | F PAINT: SFG: SHERRIN WILLIAMS COLOR: MANTLE/STAIN BOTTOM (EW7315) |
| B PAINT: SFG: SHERRIN WILLIAMS COLOR: HAWKMOAT (EW6172) | G ALUMINUM (STOREFRONT): DAKOTA: CASCADIA FINISH: CLEAR ANODIZED |
| C PAINT: SFG: SHERRIN WILLIAMS COLOR: CARGO PANTS (EW7138) | H TILE ROOF: MANUL: BICAL ROOFING SPEC: MEXICON 75 COLOR: SPANISH RED/SILBR |
| D PAINT: SFG: SHERRIN WILLIAMS COLOR: IBERIAN BROWN (EW7058) | I STONE VENEER: MANUL: CORAL CULTURED STONE SPEC: SOUTHERN LAGOON/STONE CTL FOR: CHARTERWAY |
| E PAINT: SFG: SHERRIN WILLIAMS COLOR: HORSPACK (EW6109) | J STONE VENEER: MANUL: CORAL CULTURED STONE SPEC: SOUTHERN LAGOON/STONE CTL FOR: CHARTERWAY |



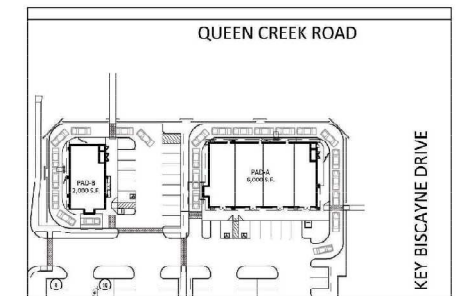
SCREENING WALL

SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



KEY MAP

SCALE: N.T.S.

SEC VAL VISTA & QUEEN CREEK

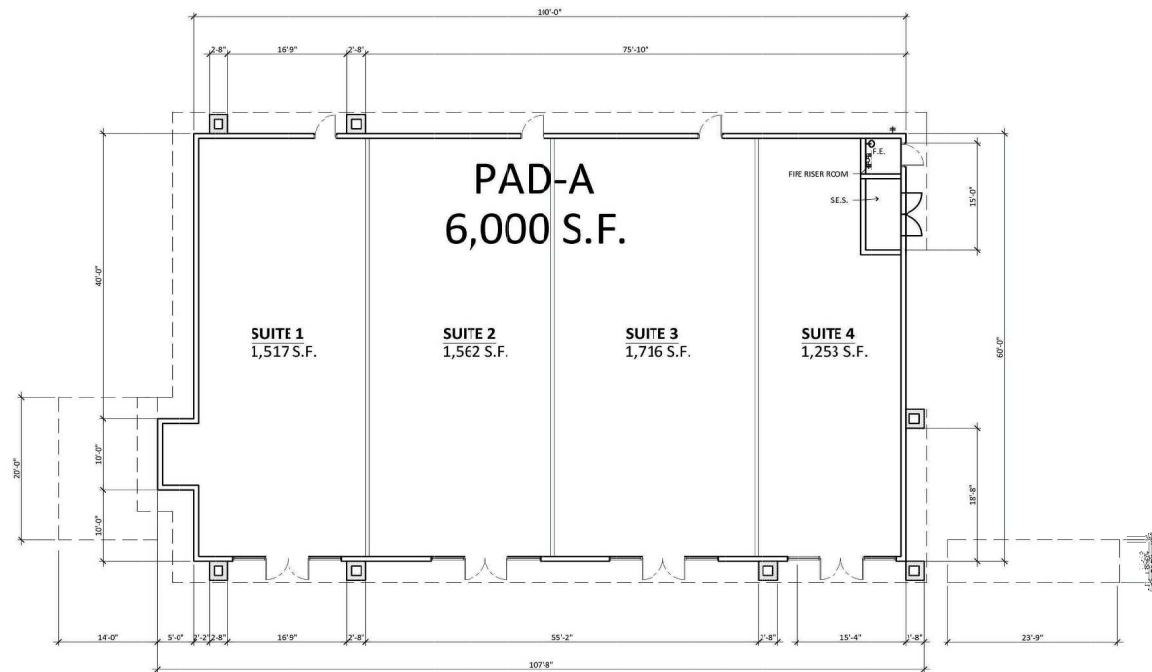
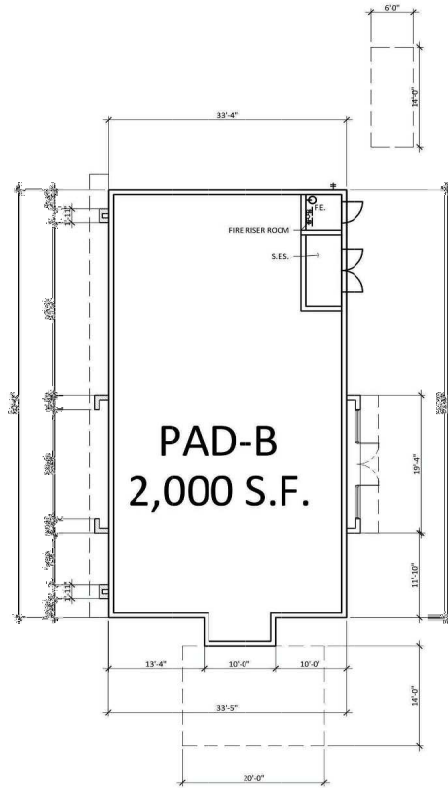
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298

DATE: 08-22-2019 (PRELIMINARY)



EL-2
PAD-B
RKAA# 18141.50





FLOOR PLAN

SCALE: 1/8" = 1'-0"



SEC VAL VISTA & QUEEN CREEK
SEC VAL VISTA & QUEEN CREEK RD.
GILBERT, AZ 85298
DATE: 08-05-2019 (PRELIMINARY)



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FP-1&2

RKAA# 18141.50

RKAA
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Object: 18141

